

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Strand Hotel
other names/site number _____

2. Location

street & number <u>6315-6323 S. Cottage Grove Avenue</u>		N/A	not for publication
city or town <u>Chicago</u>		N/A	vicinity
state <u>Illinois</u>	code <u>IL</u>	county <u>Cook</u>	code <u>031</u> zip code <u>60637-3519</u>

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☐ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
☐ national ☐ statewide ☐ local

Signature of certifying official/Title _____ Date _____

State or Federal agency/bureau or Tribal Government _____

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

☐ entered in the National Register	☐ determined eligible for the National Register
☐ determined not eligible for the National Register	☐ removed from the National Register
☐ other (explain:) _____	

Signature of the Keeper _____ Date of Action _____

Strand Hotel
Name of Property

Cook County, Illinois
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

☐ private

☒ public - Local

☐ public - State

☐ public - Federal

Category of Property
(Check only one box.)

☒ building(s)

☐ district

☐ site

☐ structure

☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC / Hotel

COMMERCE / Specialty Store

RECREATION / Music Facility

Current Functions
(Enter categories from instructions.)

VACANT

7. Description

Architectural Classification
(Enter categories from instructions.)

Classical Revival

Materials
(Enter categories from instructions.)

foundation: Concrete

walls: Brick

Terra Cotta

roof: Asphalt

other: Iron

Strand Hotel
Name of Property

Cook County, Illinois
County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Located in the Woodlawn neighborhood of Chicago, the Strand Hotel is situated near the intersection of 63rd Street and South Cottage Grove Avenue. This area was once one of the city's largest commercial centers outside of downtown. Few historic buildings have survived and the Strand Hotel is one of the last remaining buildings that represent Woodlawn's once vibrant character at this major intersection of commercial thoroughfares. The building's fine Classical Revival detailing and its rich combination of deep red face brick and cream colored terra cotta conveys a strong visual presence at this busy intersection. This five-story masonry building is rectangular in plan, with a flat roof, and the upper floors are arranged in a U-shape, creating a light court at the rear of the building. The primary facade overlooks South Cottage Grove Avenue, and is lined with storefront openings at the first floor. The building's main entrance is indicated with a projecting canopy. While the original windows and storefronts are largely missing at the primary facade, the masonry is in good condition and original masonry openings remain. As a whole, the building still conveys its historic appearance and retains a good degree of integrity.

Narrative Description

The Strand Hotel at 6315-23 South Cottage Grove Avenue is located in the Woodlawn neighborhood, approximately seven miles southeast of the Chicago Loop. Adjacent to the neighborhood of Hyde Park, Woodlawn is immediately south of the Midway Plaisance, a wide boulevard that connects Washington and Jackson Parks. The Strand Hotel is sited just south of the intersection of 63rd Street and Cottage Grove Avenue. This major intersection of arterial streets is also the location of a station for the elevated train, which runs above 63rd Street and provides mass transit service between the South Side and the Chicago Loop. This intersection was once one of the largest commercial centers in the city. Historically a dense, urban location, buildings along both Cottage Grove Avenue and 63rd Street were built up to the lot lines, with no setback from the sidewalk, and often shared party walls with adjacent properties. The Strand Hotel was completed in 1915 and was originally planned to be developed in conjunction with a theater building directly to the south. The theater site remained vacant until construction of the Tivoli Theater, which opened in 1921. This 4,000-seat movie palace was later demolished in the mid-1960s. Long term deterioration of the neighborhood has resulted in extensive demolition throughout Woodlawn, leaving many vacant lots. Newer construction is limited and is generally small-scale. The Strand Hotel is one of few significant structures that remain near this major intersection that exemplifies the commercial growth of Woodlawn in the first half of the 20th century.

Site and Overall Exterior

The Strand Hotel is a free-standing building, occupying nearly its entire 15,625 square foot site, with 103 feet of frontage along the sidewalk at South Cottage Grove Avenue and a depth of 125 feet. Public alleys are located directly north and east of the building separating it from a vacant property to the east and a one-story commercial building to the north. A paved surface area to the south originally served as an alley between the hotel and the former Tivoli Theater. The adjacent property to the south contains a one-story commercial building, set back within a paved parking lot.

The building is five stories and consists of a ground floor encompassing the entire 103-foot by 125-foot area with a U-shaped plan at the upper four floors to create a light court for the residential rooms. The building has a flat roof, surrounded by a parapet. Two elevator and stair penthouses extend beyond this flat roof and are located at the center and at the east end of the building. The east penthouse also includes a brick chimney. The building's structure consists of exterior load-bearing masonry walls, internal columns of reinforced concrete, and flat, clay-tile arch floor construction; together providing a highly fire-resistant construction for the original hotel use. The primary facade faces west, overlooking South Cottage Grove Avenue, and includes one-bay returns at the north and south sides of the building. The west facade and returns are composed of highly decorative masonry, while the secondary and tertiary facades are constructed of Chicago common brick.

Strand Hotel
Name of Property

Cook County, Illinois
County and State

Primary Facade

The building's Classical Revival design, characterized by strong symmetry and a tripartite facade division, is expressed at the primary facade and single-bay returns. Clad in a rich combination of deep red face brick and cream-colored terra cotta, these facades are composed of a prominent, one-story base, a shaft of middle floors featuring multi-story piers, and a projecting cornice at the top of the building. The facade is terminated at the sidewalk with a band of black-glazed terra cotta, providing a visual anchor at the building's base. At the first floor, five storefronts and the main building entry are framed by cream-colored terra cotta columns with raised borders and ogee moldings that complement a Classically detailed entablature above the storefronts. The columns flanking the hotel entry are slightly larger than the corner and intermediate columns and extend to a terra cotta architrave above the entry, adding visual emphasis. This framed terra cotta entry is further embellished with an acanthus leaf molding and small dentils at the head. The main hotel entrance is marked with a projecting canopy. While the original canopy brackets remain, as well as the canopy's basic structure, much of the original ornamentation has been removed and a plywood fascia installed in its place.

The storefront openings have been significantly altered, with most if not all of the original material removed. These openings are presently covered with vandal resistant security screens. Remnants of later storefront remodeling remain and include areas of new cladding and signage. The south storefront bay was occupied by various lounges for much of the building's history. This bay was most recently used for auto repair, and thus little historic storefront material remains. Above this entry is the remnant of a neon sign that advertised the Disc Jockey Lounge, which occupied this space from 1956 through 1965. The lighting has been removed and only the metal box of this sign remains. Multiple layers of paint obscure any original finishes that may remain.

Above the storefronts, a terra cotta entablature provides a visual terminus for the building base and functions as a continuous spandrel at the second floor level. This entablature consists of a frieze with similar ogee moldings as the storefront columns, followed by an egg-and-dart molding and stringcourse with foliated wave scroll ornament that functions as the sill for the second floor windows. Above the ground floor level, the facade assumes a strong vertical emphasis. The second through fifth floors are clad in red face brick, set in a running bond, with cream-colored terra cotta lintels, sills and trim. Rectangular window openings are regularly spaced across the facade, with paired windows at the center and end bays. Window bays are separated by wide, brick piers that project from the face of the wall for added emphasis and are framed in terra cotta with an ogee molding. The base of each pier is composed of a three-course terra cotta plinth that is continuous along the width of the facade, and at the top of each four-story pier is an ornamented terra cotta capital composed of two stringcourse moldings and a rectangular medallion.

Seven window bays are arranged in a symmetrical pattern along the primary facade. The end bays contain pairs of windows, separated by terra cotta mullions and these bays also project slightly to provide additional visual emphasis at the building corners. These corners are further enhanced by single-bay returns at the north and south facades where the design of the main facade is carried around each corner. This design provides a stronger, more three-dimensional appearance to the front of the building. The middle five window bays of the west facade consist of single window openings flanking paired openings at the center bay. The windows in each paired opening are separated by a terra cotta mullion similar to the end bays. Each single-bay return at the north and south facades has single window openings. All window openings have terra cotta ashlar window heads and projecting sills. The second through fifth floor windows at the primary facade and south return were originally double-hung, wood windows with a one-over-one configuration and with ogee lugs. Only the second floor window sash remain at the west facade, and a third floor window remains at the south return. The other window sash have been removed and the openings have been boarded over. The windows at the north return were originally steel, with a two-over-two light configuration. These windows remain, however the exterior paint finishes have not been maintained and the steel exhibits moderate to severe rusting.

The top of the main facade is comprised of a terra cotta entablature and projecting cornice with Classical detailing, set below a brick masonry parapet wall with terra cotta coping. The entablature begins with an architrave comprised of three profiled fascia courses, followed by a frieze with circular moldings centered over each window bay and rectangular molding aligning with the piers and windows below. A continuous dentil course extends above the frieze, followed by large modillions and a projecting cornice. The parapet wall is constructed of red face brick to match the shaft of the facade at the lower floors, and is capped with cream-colored terra cotta coping. At the corners, the parapet, cornice and entablature project slightly, to match the plane of the lower floors.

Strand Hotel
Name of Property

Cook County, Illinois
County and State

Secondary and Tertiary Facades

Decorative treatment of the Strand Hotel is reserved for the primary facade and single bay returns, with the secondary and tertiary facades constructed in a utilitarian manner. This treatment is common in urban areas where the construction of neighboring buildings in close proximity is anticipated, and would obscure the view of the side and rear facades. The building's secondary facades face north and south and are presently visible from the sidewalk, while the tertiary facade to the east, including the light court, was historically only visible from the alley. Because the lot to the east is now vacant, this facade is also visible from South Maryland Avenue, which bounds the east side of this block. This adjacent lot was historically occupied by the four-story, New Tivoli Hotel.

Beyond the primary facade returns at the north and south facades, the exterior walls are constructed of Chicago common brick in a running bond with header courses every seventh course. The common brick parapet walls are capped with overlapping clay tile coping units. Windows are regularly spaced and are set in masonry openings with limestone sills and segmentally arched heads comprised of three courses of rowlock brick. Smaller, rectangular window openings are located at an attic level and at the elevator penthouses. Windows at the south facade originally had double-hung, wood sash with a one-over-one light configuration. Most of these have been removed and replaced with plywood or security screens. Some openings are missing sash and remain unprotected. Only limited windows remain at scattered locations and these appear to be in poor condition, with open joints and extensive loss of painted finishes, hardware and glass. Windows at the north and east facades are of steel, with double-hung sash and a two-over-two light configuration. These windows have wire glass to satisfy building codes for fire protection. Most steel windows remain, however they are in fair to poor condition and exhibit rust and extensive loss of painted finishes. At the first floor, all original windows have been in-filled with masonry, and an access door has been covered with vandal resistant security screens.

The rear, east facade has an internal light court and was constructed in the same manner as the north and south facades. All windows are of steel and are in similar states of disrepair. Steel fire escapes with counterbalanced lower sections are located at the east ends of the north and south building wings flanking the light court. Each fire escape has a steel ladder at the top landing providing roof access. Fire escape door openings contain the same segmental arch construction as the window openings. All of the original first floor windows have been in-filled with masonry. Two first floor doors have been covered with vandal resistant security screens and selected upper floor windows and fire escape doors have been covered with plywood. The brick masonry on the passenger elevator penthouse in the center of the building has been covered with cement parging.

Interior

The Strand Hotel was designed to accommodate both hotel and commercial uses. On the first floor, the hotel lobby and adjacent public spaces are centrally located near the rear of the building to maximize commercial space at the front of the building. The lobby is accessed by a long entry corridor that passes the passenger elevator and an open marble stair with iron balustrade. Extensive interior renovations, including subdivision for a hardware store and garage, and years of neglect have greatly obscured the original finishes; however, these are still visible and remain intact in some locations. The corridor and lobby floors are of ceramic mosaic tile in decorative patterns and the interior wall and ceiling surfaces are finished in plaster with ornamental cornices, projecting pilasters and coffered ceilings. The main lobby is located near the center of the first floor, below the upper story light court, allowing for three skylights at the center bay. Evidence of original mosaic tile flooring with decorative patterns is also visible in the commercial spaces flanking the lobby and public corridor. The south commercial space at the first floor has been occupied by various lounges throughout the building's history and has been extensively remodeled. The only original finish that remains here is the patterned mosaic tile floor. The space has a barrel-vaulted and coved plaster ceiling that likely dates to the period of the Disc Jockey Lounge occupancy; however at least a third of this ceiling is missing. Wall surfaces are covered with non-historic, faux-wood paneling.

The four upper floors contain individual hotel rooms, most with shared bathrooms, and are essentially identical in plan. Individual rooms are accessed off of a central, double-loaded corridor that follows the U-shaped floor plan. The passenger elevator and main stair are located near the west end of the south corridor. Both the south and north corridors lead to the exterior fire escapes at the east end of the building. A second interior stair and a freight elevator are located at the east end of the north corridor. A unique feature of the corridor configuration is the wider size of the west corridor, which evokes a more public feeling. The layout on the upper floors provided for a total of 140 guest rooms, that average 235 square feet in area. Doors between rooms allowed for the creation of suites. Each room had a small closet and the shared bathrooms each contained a bathtub and toilet. Common bathrooms were also located at each floor for those units without

Strand Hotel
Name of Property

Cook County, Illinois
County and State

bathrooms. Each hotel room originally had a pedestal sink with a small mirrored cabinet above. Original plumbing fixtures exist in many rooms, but most are severely damaged. Some pedestal sinks remain in fair condition.

Interior finishes are in very poor condition and in some cases non-existent, leaving the clay tile wall partitions and underside of the tile arch floor construction exposed. This condition is due to a prolonged roof failure, vacancy and neglect. Despite deterioration, the essence of the interior finishes can be observed. The walls and ceilings throughout were originally finished in smooth plaster. The floors are of concrete, some with carpet; however the material of the original finished floor surface is unknown. Entry doors to hotel rooms are of stained wood and are two-panel doors with glazed transoms. Baseboards and door trim are also of stained wood with simple profiles and with a larger frieze and cornice molding over the transoms. No evidence of picture rails or ceiling moldings was observed within the hotel units or the corridors. The general character of the upper floors is less decorative than the Classical ornamentation observed in the first floor public spaces.

In addition to substantial loss of plaster finishes and complete loss of the original finished floor, wood elements are also in fair to poor condition. Many doors are damaged and have missing panels, while many others are missing. Trim and transoms are also significantly damaged and missing in some areas. Alterations are limited to the second floor corridor, where new gypsum board wall surfaces have been added and new partitions have been constructed.

The building has a full basement below grade. This space is not a primary space of the original hotel and is not historically significant. The floors are of concrete and walls are of concrete, clay tile, and drywall. The underside of the first floor clay-tile structure is exposed at the ceilings. The basement is subdivided and was used for support space and storage for the retail above, which is accessed by open stairs. The basement was also used as back of house space for the hotel. Standing water has left all remaining materials in an advanced state of deterioration.

Integrity

Overall the Strand Hotel retains a good degree of integrity in its exterior facades and the building continues to convey its historic appearance. Original materials on the main facade are in fair to good condition, most notably the brick and decorative terra cotta. Limited windows remain at this facade. Alterations to the storefronts and upper floor windows have resulted in a loss of original fabric; however all original masonry openings are intact preserving the original fenestration pattern. The structure of the entrance canopy also exists; however, all decorative elements have been removed.

Significant interior spaces include the first floor lobby and entrance corridor. While these spaces have been partitioned and new wall and ceiling surfaces have been added, original finishes and features remain intact and are in fair condition. Removal of debris and more recent interior finishes will uncover original features that will restore the historic character of these public spaces. Severe damage to the upper floors has resulted in the loss of interior finishes in many locations and significant deterioration of features such as doors and trim. The essence of the original guest rooms is only evident in localized areas.

Currently vacant, the building is planned to be rehabilitated and reused as mixed-income housing with ground floor commercial space.

Strand Hotel
Name of Property

Cook County, Illinois
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A
- Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B
- Property is associated with the lives of persons significant in our past.
- ☐ C
- Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D
- Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A
- Owned by a religious institution or used for religious purposes.
- ☐ B
- removed from its original location.
- ☐ C
- a birthplace or grave.
- ☐ D
- a cemetery.
- ☐ E
- a reconstructed building, object, or structure.
- ☐ F
- a commemorative property.
- ☐ G
- less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Commerce

Period of Significance

1915-1963

Significant Dates

1915

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Davis & Davis

Davis, Zachary Taylor

Davis, Charles G.

Period of Significance (justification)

The period of significance of 1915-1963 begins with the date that the building was completed and extends to the 50-year threshold for National Register listing. The building continued to be used as a residential hotel beyond 1963.

Criteria Considerations (explanation, if necessary)

N/A

Strand Hotel
Name of Property

Cook County, Illinois
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Strand Hotel, located in the City of Chicago, Cook County, Illinois, is locally significant under National Register Criterion A in the area of commerce as a fine example of a residential hotel and the only remaining example in the Woodlawn neighborhood. The building was completed in 1915 and was designed by the architectural firm of Davis & Davis. Located in the Woodlawn neighborhood, near the intersection of 63rd Street and Cottage Grove Avenue, the Strand Hotel was once at the center of one of the city's largest commercial districts. The building illustrates the commercial history of the district, as one of the fine, larger-scale commercial structures in the community; on par with the theaters, dance halls, banks and other hotels historically located throughout Woodlawn. With the decline of the neighborhood the Strand Hotel is the only remaining residential hotel from this period and it is one of only a few significant structures near this intersection that exemplifies the area's historic development as a commercial center. While limited small scale buildings remain, the only other larger buildings that remain are the Washington Park State Bank (1924) at the southwest corner of 63rd and Cottage Grove and the Grand Ballroom (1923) at the northeast corner of 64th and Cottage Grove. The building retains integrity of location, design and materials and although windows and storefronts are missing, the masonry is in good condition and original masonry openings remain. The interior has suffered from neglect and the first floor has been substantially subdivided; however, the main entrance corridor, first floor lobby and main stair retain a good amount of original finishes. The main stair and mosaic-tile floor surfaces are in good condition throughout and plaster walls, ceilings and ornament remain behind added surfaces. Alterations have not affected the building's ability to convey its historic appearance and overall the Strand Hotel retains a good degree of integrity.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Building History

Construction of the Strand Hotel was completed in 1915 at a cost of \$200,000. The new building was financed by Thomas Gaynor in partnership with Frank Nasher. Gaynor was a prominent local real estate developer, and long-time resident of the adjacent Washington Park neighborhood. When first announced, the hotel was originally called the Calumet Hotel and was to be developed in conjunction with a theater on the adjacent site to the south. Gaynor had purchased the 300' x 125' site in 1913, for \$137,500; which was reported to be a high price as the existing three-story store and flat building on the lot was not considered to have any value.¹ Plans for the new building were announced in June of 1914 with an illustration in the *Chicago Tribune* and the building was under construction by November of that same year. The hotel was planned be a five-story building, with five stores on the first floor and 140 guest rooms at the upper floors. Amenities would also include a restaurant and banquet hall.²

The adjacent theater was not realized until later. The adjacent lot was sold, and the Tivoli Theater opened on this site in 1921. The theater was designed by Rapp and Rapp and was one of the earliest movie palaces built in Chicago. When completed it was also the largest, with a capacity of 4,000 seats it preceded construction of the downtown Chicago Theater by approximately eight months. The six-story-tall facade of rich terra cotta and tapestry brickwork framed a five-story stained-glass window opening. The Tivoli closed in 1963 and was demolished shortly after.

While research uncovered limited information specifically about the Strand Hotel throughout its history, it clearly was among the finer hotels in Woodlawn and its owners worked to maintain this reputation at least through the early 1960s. A 1924 advertisement in the *Chicago Tribune* (Figure 2) promoted the Strand along with a dozen other prominent residential hotels in Hyde Park and South Shore. While Woodlawn enjoyed general prosperity through the 1920s; the neighborhood as a whole began to decline as a result of the prolonged Great Depression of the 1930s and the neighborhood's subsequent instability that followed as African Americans moved into the neighborhood, despite resistance and violence from white residents. By the 1950s, vice in the neighborhood was a growing problem, and a police investigation was launched, prompted by a local resident's complaint against open prostitution and drug dealing in Woodlawn.³

In an effort to counter the poor reputation earned by some of the local hotels, a number of the South Side's finest hotels organized in 1960 to form the Southside Hotel Association. Among the association's goals was the establishment of a

¹ *Chicago Daily Tribune*, 10 May 1913.

² *Chicago Daily Tribune*, 8 November 1914.

³ *Chicago Defender*, 10 January 1959.

Strand Hotel
Name of Property

Cook County, Illinois
County and State

high level of standards for their hotels and to work to attract community luncheons, meetings, and conventions.⁴ Owners of the Strand Hotel were among the charter members of this association, which also included owners from: Evans hotel, 733 E. 61st Street; Sutherland hotel, 4659 Drexel Avenue; Hayes hotel, 6400 University Avenue; Tivoli hotel, 6316 Maryland Avenue; and the Southway hotel, 6014 South Park Avenue (now Martin Luther King Drive).⁵ Members of the new organization pledged to maintain their hotels and regularly invest in the upkeep of their buildings. They also agreed that selective acceptance of guests was important to maintain these high standards. Area hotels that did not meet the group's standards were denied membership to the association. The Southside Hotel Association was interracial, including both African American and white hotel owners and hoped to "regain community respect through progressive activities and strict observance of the code."⁶

By 1970 the Strand Hotel was redecorated and by 1974 was announced to be under new management; however the hotel was reportedly in decline by the mid-1970s⁷ The hotel was later converted for use as a single room occupancy hotel and was eventually closed. The building is presently vacant.

The hotel's first floor lounge space was long referred to as the Strand Lounge and was operated by various tenants throughout the building's history. This space was taken over by McKie Fitzhugh who opened McKie's Disc Jockey Lounge here in the fall of 1956. Fitzhugh was recognized as one of Chicago's top DJs and was also well known as a leading dance promoter in Chicago; earning him the title "Champion of the Teen Agers" as these dances were considered a wholesome activity that kept the kids out of trouble.⁸ The DJ Lounge hosted numerous local jazz and blues musicians, and famous musicians including: Gene Ammons, Otis Rush, Willie Dixon, Dizzy Gillespie, James Moody and Max Roach.⁹ The DJ Lounge closed in 1965 and was reopened in August of 1966 as the "Strand Show Lounge" owned and operated by Fred Beatty.¹⁰ The storefront has since been significantly altered and retains poor integrity from this period. Only the box for a lighted sign remains above the storefront entrance; however it is deteriorated, has been painted over multiple times, and the lights are missing.

Historic Development of Woodlawn and the Commercial District at 63rd and Cottage Grove

Located on Chicago's south side, Woodlawn is bounded by Oakwoods Cemetery to the south, Jackson Park to the east, the Midway Plaisance and Washington Park to the north, and South Martin Luther King Drive and the Chicago Skyway to the west. This area was historically part of the larger Hyde Park Township, which was wholly annexed into Chicago in 1889. Woodlawn's first permanent citizen is recognized as James Wadsworth, who had come to Chicago in 1845 and later moved with his family to the area of 63rd Street and Woodlawn Avenue in 1859. When he settled in Woodlawn the area was generally open land. The land became used primarily for vegetable farming and to the west, at the present 63rd Street and Martin Luther King Drive was a marsh that was used as a hunting ground. In the mid-1850s The Illinois Central Railroad made plans to run a commuter line south from downtown Chicago, thus opening up the areas of Woodlawn, Hyde Park, Kenwood and South Shore for development.¹¹ The Woodlawn station opened in 1862 at 63rd Street (then known as Junction Avenue). Establishment of this station, along with the early development of Jackson Park in the mid-1870s brought new residents to Woodlawn, however development remained modest and until 1890 the population remained between 500 and 1,000.¹²

Two developments in the early 1890s greatly accelerated and influenced Woodlawn's development. These were the establishment of the University of Chicago and the preparation and opening of the World's Columbian Exposition. The University of Chicago was established in the adjacent neighborhood of Hyde Park, just north of the Midway Plaisance. This institution has long provided a powerful and stabilizing influence for the neighborhood of Hyde Park, and a number of the university's faculty made Woodlawn their home; a trend that continued at least through the 1930s. Planning for and

⁴ *Chicago Daily Tribune*, 7 January 1960

⁵ *Chicago Daily Tribune*, 7 January 1960

⁶ *Chicago Defender*, 2 January 1960.

⁷ *Chicago Defender*, regular advertisements placed through 1970; "Booker T. Montgomery: 1920-2006; Barber's shop was 'place to be' in the '60s," *Chicago Daily Tribune*, 15 December 2006.

⁸ *Chicago Daily Tribune*, 16 February 1956

⁹ "McKie Fitzhugh's Death Ends Era In Chicago," *JET Magazine*, (December 1970); and various *Chicago Daily Tribune* articles.

¹⁰ Advertisement in *Chicago Defender*, 6 August 1966

¹¹ Dominic A. Pacyga and Ellen Skerrett, *Chicago, City of Neighborhoods: Histories & Tours*, (Chicago: Loyola University Press, 1986), 369.

¹² Encyclopedia of Chicago (Woodlawn)

Cook County, Illinois
County and State

Strand Hotel
Name of Property

opening of the World's Columbian Exposition in 1893 had a dramatic effect on the neighborhood by bringing major development. Jackson Park, which borders Woodlawn to the east, was selected as the site to host the World's Columbian Exposition. To prepare for the Fair, Jackson Park was landscaped and the Midway Plaisance, a landscaped boulevard between 59th and 60th Streets was created. Transportation facilities were also dramatically improved in preparation for the Fair. This included extension of the elevated train lines along 63rd Street east to Jackson Park, construction of a double-track for street cars along 63rd Street, and elevating the Illinois Central tracks. Other neighborhood improvements included new sewer and lighting systems, house numbers, and landscaping.¹³ In anticipation of the Fair, a number of two- and three-story flat buildings were built throughout Woodlawn, as were a number of hotels.¹⁴ Entertainment venues including poolrooms, dance halls and variety shows also sprung up along 63rd Street, which now had excellent access to public transit.¹⁵ While Woodlawn's population was approximately 2,000 prior to the Fair, that figure had jumped to an estimated 20,000 by the time the Fair opened in 1893.¹⁶

The Fair had opened in 1893 in the midst of a nationwide economic depression that lasted for nearly a decade. When the Fair closed, Woodlawn was left with many empty hotels and rooming houses and the neighborhood began to decline. This slump lasted for nearly a decade; however between 1900 and 1908 the neighborhood's population gradually increased. Construction of new housing resumed and it was during this time that apartment living became more common in the neighborhood.¹⁷ While construction slowed during World War I, it quickly resumed and from the late teens through the 1920s, the neighborhood's residential character was dramatically altered as its single-family houses set on broad lawns were replaced by apartment buildings and flats. By the early 1920s, large commercial districts developed along the arterial streets; however the rest of the neighborhood was described as upper middle class residential housing.¹⁸

Woodlawn's recovery and subsequent growth was greatly aided by its excellent transportation network, which was laid for the Fair. At the height of Woodlawn's prosperity, it benefited from a variety of mass transit options, serving most parts of the neighborhood. Street car lines ran east-west on 61st, 63rd and 67th, and north-south along Cottage Grove and Stony Island Avenues. Four elevated stations were located along 63rd Street at: Stony Island, Dorchester, University and Cottage Grove Avenues; and finally suburban train service on the Illinois Central had stops at 60th, 63rd and 67th Streets. This extensive transportation network made the community an attractive residential location and also allowed for the development of 63rd Street as one of Chicago's largest commercial centers outside of downtown.

Woodlawn was also the location of two major entertainment destinations during its early history. These were the Washington Park Race Track and the White City amusement park. These were both located in the northwest corner of Woodlawn, in the Washington Park Subdivision, which was just south of Washington Park, and extended from 60th Street south to 63rd Street and from Cottage Grove Avenue west to present day Martin Luther King Drive. The race track occupied the lower two-thirds of this subdivision from 1884 until 1905, when betting was outlawed in Chicago. After the race track was closed, new apartment buildings were built here. The White City amusement park was also located in this subdivision, near the intersection of 63rd Street and South Martin Luther King Drive. The amusement park operated between 1905 and 1934 and included rides, various attractions and two dance halls. Limited attractions continued to operate into the 1950s; however most of the park was shut down in 1934. Beginning in the 1920s, the park also faced competition from the growing entertainment district on Cottage Grove, which drew patrons away with establishments like the Trianon Ballroom.¹⁹

The neighborhood also benefited from active civic and business organizations. Among these was the Woodlawn Improvement Association, which cleaned the streets and alleys and maintained the sewer, water and garbage systems. In the early 1900s, the association washed the sidewalks of 63rd Street nightly. Growing out of the Woodlawn Improvement Association was the Woodlawn's Business Men's Association, which was established in 1908 and was responsible for having electric lights installed beneath the elevated tracks along 63rd Street. As described in 1938, the association was one of the largest of its kind in the city.²⁰ Indicative of the scale of business along 63rd Street and the resources of the Business Men's Association, a 3/4-mile stretch of East 63rd Street was fitted with new lighting under the elevated track in 1940. This system was installed to supplement the existing city provided lighting, which business owners found to be

¹³ Chicago Public Library Special Collections, "Woodlawn Community Collection," Box 8, Folder 1.

¹⁴ Ibid., Box 8, Folder 10.

¹⁵ Ibid., Box 8, Folder 1.

¹⁶ Ibid., Box 8, Folder 10.

¹⁷ Ibid., Box 8 Folder 1.

¹⁸ *Chicago Daily News*, 18 March 1922.

¹⁹ "Jazz Age Chicago," Website: <http://chicago.urban-history.org>, retrieved 18 October 2011.

²⁰ Chicago Public Library Special Collections, "Woodlawn Community Collection," Box 8, Folder 1.

Strand Hotel
Name of Property

Cook County, Illinois
County and State

inadequate. Financed by local businessmen, it was the largest privately owned street-lighting system in Chicago at that time.²¹

Commercial construction in Chicago followed the established street grid of arterial streets. This pattern of development was further encouraged by the 1923 Zoning Ordinance, which reserved large portions of land along these main routes for commercial development. As a result, a number of major commercial districts developed outside of Chicago's downtown. These districts were established as mass transit allowed residents to move away from the city center, a move that was intensified and expanded further out as car ownership became more prevalent in the 1920s. Woodlawn's commercial corridor was centered on the intersection of 63rd and Cottage Grove, in the west part of the neighborhood. This district was a major business center of the South Side and was among six major centers that developed in an arc of densely populated neighborhoods several miles outside of downtown. These other centers were: Lawrence and Broadway to the north; Lincoln-Ashland-Belmont to the northwest; Madison and Pulaski to the west; 63rd and Halsted (the largest), to the southwest; and Michigan Avenue and 111th at the far south. These districts were less localized, with market areas that stretched for miles and encompassed hundreds of thousands of people. These districts took in millions of dollars in sales volume and often included large movie palaces, several banks and one or more large department stores.²²

By the early 1920s, 63rd Street had become the location of various specialty shops that catered to commuters and the shopping district along the street stretched from Jackson Park to a few blocks west of Cottage Grove Avenue. The intersection of 63rd Street and Cottage Grove was also firmly established as an entertainment destination. Woodlawn's commercial districts were composed of small and medium shops in one to two story buildings, with no large department stores. Larger-scale buildings were located among these established shops with increasing frequency through the 1920s. These included numerous large bank buildings, office buildings, hotels, theaters and stores. A substantial masonic temple was also completed during this period near Cottage Grove and 61st Street; built at a cost of nearly \$1 million. Among the most prominent and notable new establishments in the vicinity of 63rd and Cottage Grove were the Tivoli Theater and the Trianon Ballroom. Opened in 1921, the Tivoli Theater was one of the city's earliest and largest movie palaces. While located in a densely populated neighborhood, it's location near an elevated station and multiple street car lines also allowed it to draw patrons from beyond Woodlawn. Throughout the 1920s, the theater regularly attracted 7,000 customers in a weekend.²³ The Trianon Ball Room was completed 1922 at the southeast corner of Cottage Grove and 62nd Street, and was constructed to house the South Park State bank, ten stores, and a ballroom with a capacity of 3,000 people. The facility was described in 1928 as the first "deluxe type of dance halls – the type big enough and beautiful enough to displace the designation 'dance hall' with 'ball room'".²⁴ Like the Tivoli, the Trianon aimed to attract local, middle-class residents as well as patrons from across the city through mass transit. African Americans were banned from the ballroom from its opening until after WWII. The Trianon closed in 1954 and was demolished by 1967, as were most of these blocks north of the elevated train in order to make way for a new affordable housing development. The Tivoli closed in 1963 and was torn down shortly after.

Today, nearly all of the historic commercial construction along 63rd Street is gone and only vacant lots remain. All of the bank buildings are gone, except the Washington Park National Bank, which was completed in 1924 at the southwest corner of 63rd and Cottage Grove. All of the theaters and dance halls and restaurants also appear to be gone, with exception of the Grand Ballroom at the intersection of Cottage Grove and 64th. Rehabilitated ca. 2005, this two-story shop and restaurant building was completed in 1923 and was originally known as the Cinderella Chop Suey Restaurant and Dance Hall.²⁵ Located at the south side of the Tivoli Theater site, the Grand Ballroom and the Strand Hotel bookended the block.

In 1938, the population of Woodlawn was 59,969 and by the 1950s, Woodlawn remained as one of the most densely populated neighborhoods of the South Side, with a population of 80,699.²⁶ The neighborhood remained predominantly white up to the 1950s. However, the African American population in Woodlawn nearly tripled during World War II.²⁷ Between 1916 and 1970 an estimated 500,000 African Americans left the south and settled in Chicago as part of a larger movement known as the Great Migration.²⁸ Prior to this demographic shift, African Americans made up only 2% of

²¹ Ibid., Box 9, Folder 9

²² Mayer, *Chicago: Growth of a Metropolis*, 346-347

²³ "Jazz Age Chicago," Website: <http://chicago.urban-history.org>, retrieved 18 October 2011.

²⁴ Chicago Public Library Special Collections, "Woodlawn Community Collection," Box8, Folder 1.

²⁵ "Piccolo Mono vets to run Woodlawn ballroom," *The Hyde Park Herald*, 19 January 2005.

²⁶ Chicago Public Library Special Collections, "Woodlawn Community Collection," Box8, Folder 10.

²⁷ Pacyga, *Chicago, City of Neighborhoods: Histories & Tours*, 389.

²⁸ *The Encyclopedia of Chicago*, (Chicago: The University of Chicago Press, 2004), "Great Migration."

Strand Hotel
Name of Property

Cook County, Illinois
County and State

Chicago's population; however by 1970 they comprised 33% of the population.²⁹ Between 1940 and 1960 alone, the African American population in Chicago grew from 278,000 to 813,000.³⁰ Historically restricted to housing along a strip of State Street commonly referred to as the "Black Belt" the growing African American community began to expand south and east. The discriminatory housing market of the time left limited options for African Americans, and even those with the means to afford better housing were often blocked from moving in to better neighborhoods. African Americans also paid more for illegally subdivided apartments. This was especially tempting for landlords during the Great Depression; thus allowing for accelerated movement out of the "Black Belt" and into neighboring south side communities.

By 1916, a number of middle-class African Americans had moved into the southwest corner of Woodlawn, in the area bounded by 63rd Street, Martin Luther King Drive, 66th Street, and Cottage Grove Avenue.³¹ Racial change began in the adjacent neighborhood of Washington Park around 1920, at which time approximately 15% of the population was African American.³² However, as white ethnic groups continued to move to other neighborhoods, the neighborhood of Washington Park became predominantly (92%) African American by 1930. Woodlawn, like many other predominately white neighborhoods, enacted restrictive covenants in an attempt to keep the neighborhood white. Under the terms of these covenants property owners agreed not to rent or sell homes to non-whites. These covenants were eventually struck down by the Supreme Court and the demographic change that was already underway continued. By 1950, over 99% of the residents of the Washington Park Subdivision were African American.³³ By 1960, Woodlawn as a whole was 89% African American, in contrast to the population in 1930, which was 87% white. During this period, Woodlawn's total population had also significantly increased from 66,052 in 1930 to 81,279 in 1960.³⁴

As early as the 1940s businesses along 63rd Street began to fail and were replaced with taverns. The neighborhood gradually declined in part due to the lasting effects of the Great Depression and exacerbated by the flight of white residents. Rather than build new housing for the influx of African American residents, existing housing stock was subdivided and often not well maintained. Housing in the neighborhood soon became crowded. Woodlawn's economy continued to deteriorate throughout the 1960s and 70s. After the assassination of Martin Luther King Jr. in 1968, many white business owners fled the neighborhood out of fear that riots might break out like those that devastated the West Side. While that did not happen in Woodlawn, the neighborhood's building fabric was decimated between 1968 and 1971, when approximately 362 abandoned buildings throughout the neighborhood were destroyed by arson.³⁵ During this same era, urban renewal projects demolished broad swaths of land for new housing developments. Today, several vacant lots remain where dense residential and commercial construction once stood. In particular, nearly every commercial building that historically stood along 63rd Street is now gone. By 1990, the total population of the neighborhood was only 27,473; a significant decline from the 1960 population of 81,279.³⁶

Residential Hotels

The Strand Hotel is an early example of the residential hotels that began to spring up in Woodlawn, as well as the adjacent neighborhoods of South Shore and Hyde Park. These hotels were built in the early 1900s through the 1920s, with construction interrupted briefly during World War I. While examples of this construction remain in the adjacent neighborhoods, the Strand Hotel is the only remaining example in Woodlawn, which was once home to at least a dozen of these types of hotels. Residential hotels ranged in size and accommodations, and those of Woodlawn were typically smaller in scale than the grand hotel towers that were constructed in Hyde Park. The Strand Hotel exemplifies the medium-scale hotel construction that anchored and supplemented Woodlawn's commercial districts, which were primarily composed of small-scale shop and flat buildings.

Residential hotels, also known as apartment hotels, catered to both short-term and long-term residents. They offered the convenience and service of a hotel, but the privacy of a home.³⁷ These hotels were designed for both the wealthy and

²⁹ *The Encyclopedia of Chicago*, "Great Migration."

³⁰ *The Encyclopedia of Chicago*, "African Americans."

³¹ *The Encyclopedia of Chicago*, "Woodlawn."

³² Pacyga, *Chicago, City of Neighborhoods: Histories & Tours*, 386.

³³ *The Encyclopedia of Chicago*, "Washington Park Subdivision."

³⁴ *The Encyclopedia of Chicago*, "Woodlawn."

³⁵ *Ibid.*

³⁶ *Ibid.*

³⁷ John Zukowsky, ed., *Chicago Architecture, 1872-1922: Birth of a Metropolis*, Rev. ed. (Chicago: The Art Institute of Chicago; Munich: Prestel-Verlag, 2000), 284.

Strand Hotel
Name of Property

Cook County, Illinois
County and State

those of more modest means. Residential hotels catering to the upper class had more lavish appointments and larger spaces, while middle-class residential hotels had smaller accommodations. These often consisted of only one large room with a fold-out bed and with a closet and bathroom. These units sometimes included a kitchenette. However even the more modest hotels still offered amenities such as lounges, dining rooms, ornate public lobbies, and of course, maid service. Many also included shops and most were located near transit and established centers of commerce and entertainment. Hotel living became attractive to young people, both single and married, who were just entering the white collar work force and for those who did not have the means to own and maintain their own home but desired a high standard of living.³⁸ The cost of maintaining a home and servants became prohibitive as land values and the cost of labor increased leading up to World War I. The residential hotel provided these services for an affordable price.³⁹

Comparative Analysis

The Strand Hotel was determined to be the only remaining residential hotel in Woodlawn through research and a windshield survey of the neighborhood. A map of Woodlawn (Figure 5) was retrieved that showed the existing residential hotels in the neighborhood during the 1920s and 1930s. This map was prepared by historian, Scott A. Newman using Sanborn Fire Insurance Company maps and was retrieved from his website "Jazz Age Chicago" in October of 2011. The following 15 residential hotels are identified on that map:

1. Southway Hotel
2. Pershing Hotel
3. Strand Hotel
4. New Tivoli Hotel
5. Mira-Mar Hotel
6. Hotel Hayes
7. Wedgewood Hotel
8. Gladstone Hotel
9. Hotel Mayflower
10. Royal Plaza Apartment Hotel
11. Kenwood Apartments
12. Stonehenge Apartment Hotel
13. Colonial Hotel
14. Plaisance Apartment Hotel
15. Parkland Hotel

A windshield survey of the Woodlawn neighborhood was conducted on August 24, 2012, to verify whether any of the above listed properties existed as well as to generally survey the area for other potential residential hotels not listed. The windshield survey covered every street within the boundaries of Woodlawn, from Stony Island Avenue west to Martin Luther King Drive and from 60th Street south to 67th Street and South Chicago Avenue. The survey verified that of the residential hotels listed above, only the Strand Hotel remains. No other potential hotel buildings were identified during the windshield survey.

Developmental history/additional historic context information (if appropriate)

³⁸ Zukoswky, *Chicago Architecture, 1872-1922: Birth of a Metropolis*, 285; and National Register of Historic Places, Union Park Hotel, Chicago, Cook County, Illinois, #10000309

³⁹ National Register of Historic Places, Hyde Park Apartment Hotels, Chicago, Cook County, Illinois, Multiple Property Cover.

Strand Hotel
Name of Property

Cook County, Illinois
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Chicago Defender, various articles, 1910-1975.

Chicago Public Library Special Collections. "Lillian M. Campbell Memorial Collection."

Chicago Public Library Special Collections. "Woodlawn Community Collection."

Chicago Tribune, various articles, 1914-present.

City of Chicago. Historic Building Permit Records.

The Encyclopedia of Chicago. Chicago: The University of Chicago Press, 2004.

Mayer, Harold M. and Richard C. Wade. *Chicago: Growth of a Metropolis*. Chicago: The University of Chicago Press, 1969.

"McKie Fitzhugh's Death Ends Era In Chicago." *JET Magazine*, 24 December 1970.

National Register of Historic Places, Hyde Park Apartment Hotels, Chicago, Cook County, Illinois, Multiple Property Cover.

National Register of Historic Places, Union Park Hotel, Chicago, Cook County, Illinois, #10000309

Newman, Scott A. "Jazz Age Chicago." Website: <http://chicago.urban-history.org>, retrieved 18 October 2011.

Pacyga, Dominic A. and Ellen Skerrett. *Chicago, City of Neighborhoods: Histories & Tours*. Chicago: Loyola University Press, 1986.

"Piccolo Mono vets to run Woodlawn ballroom." *The Hyde Park Herald*, 19 January 2005.

Sanborn Map Company. Fire Insurance Maps: Chicago, Volume 16; 1895

Sanborn Map Company. Fire Insurance Maps: Chicago, Volume 16; 1926

Sanborn Map Company. Fire Insurance Maps: Chicago, Volume 16; 1926 corrected to 1950

Withey, Henry F. and Elsie Rathburn Withey. *Biographical dictionary of American architects (deceased)*. Detroit: Omnigraphics, 1996.

"Wrigley Field." Landmark Designation Report, Commission on Chicago Landmarks, 2003.

"Zachary Taylor Davis." *Illinois Society of Architects, Monthly Bulletin* (Jan./Feb. 1947): 8.

Zukowsky, John, ed. *Chicago Architecture, 1872-1922: Birth of a Metropolis*. Rev. ed. Chicago: The Art Institute of Chicago; Munich: Prestel-Verlag, 2000.

Strand Hotel
Name of Property

Cook County, Illinois
County and State

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property .36 acres (15,625 square feet)
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>16</u> Zone	<u>449682</u> Easting	<u>4625508</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

Verbal Boundary Description (Describe the boundaries of the property.)

LOTS 11 TO 15, INCLUSIVE, IN BLOCK 2 IN SNOW & DICKINSON'S SUBDIVISION OF BLOCKS 1, 2 & 3 IN WILLIAM HALE THOMPSON'S ADDITION TO CHICAGO, IN THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Boundary Justification (Explain why the boundaries were selected.)

The resource boundary is the city lot on which the building was originally built and remains today. This lot retains its original property lines.

11. Form Prepared By

name/title Danielle Euer, Preservation Specialist; with the assistance from Mark Igleski, Architect
organization McGuire Igleski & Associates, Inc. date August 29, 2012
street & number 1330 Sherman Avenue telephone (847) 328-5679
city or town Evanston state IL zip code 60201
e-mail Danielle@miarchitects.com

Strand Hotel
Name of Property

Cook County, Illinois
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Strand Hotel

City or Vicinity: Chicago

County: Cook County **State:** Illinois

Photographer: Kaufman | O'Neil Architecture; McGuire Igleski & Associates, Inc. (as indicated)

Date Photographed: fall 2011 through summer 2012 (as indicated)

Description of Photograph(s) and number:

All digital images labeled as follows: IL_Cook County_Strand Hotel_#.tiff

- 0001 West and North Facades; camera facing southeast. (Kaufman | O'Neil Architecture; September, 2011)
- 0002 West and South Facades; camera facing northeast. (Kaufman | O'Neil Architecture; July, 2012)
- 0003 West Facade Detail; camera facing west. (McGuire Igleski & Associates; November, 2011)
- 0004 Ground Floor, Main Stair; camera facing west. (McGuire Igleski & Associates; November, 2011)
- 0005 Ground Floor, Main Lobby Skylights; camera facing east. (McGuire Igleski & Associates; November, 2011)
- 0006 Ground Floor, Main Lobby; camera facing east. (Kaufman | O'Neil Architecture; April, 2012)
- 0007 Ground Floor, Main Lobby; camera facing north. (Kaufman | O'Neil Architecture; April, 2012)
- 0008 Upper Floor, Typical Corridor at west end of building; camera facing north. (Kaufman | O'Neil Architecture; April, 2012)
- 0009 Upper Floor, Typical Room; camera facing north. (Kaufman | O'Neil Architecture; April, 2012)

Strand Hotel
Name of Property

Cook County, Illinois
County and State

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name City of Chicago;
Attn: Tamra Collins, Project Manager, Department of Housing and Economic Development
street & number 121 N. LaSalle Street, 10th Floor telephone (312) 744-5623
city or town Chicago state IL zip code 60602

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Strand Hotel
Name of Property
Cook County, Illinois
County and State
Name of multiple listing (if applicable)

Section number Additional Documentation Page 1

Index to Figures

- Figure 1 – Construction Announcement, *Chicago Daily Tribune*, June 14, 1914
- Figure 2 – Advertisement, *Chicago Daily Tribune*, February 24, 1924
- Figure 3 – View south on Cottage Grove Avenue, 1922
- Figure 4 – Strand Hotel Lobby, undated postcard
- Figure 5 - “Map of Woodlawn during the 1920s-1930s” showing location of residential hotels

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Strand Hotel

Name of Property

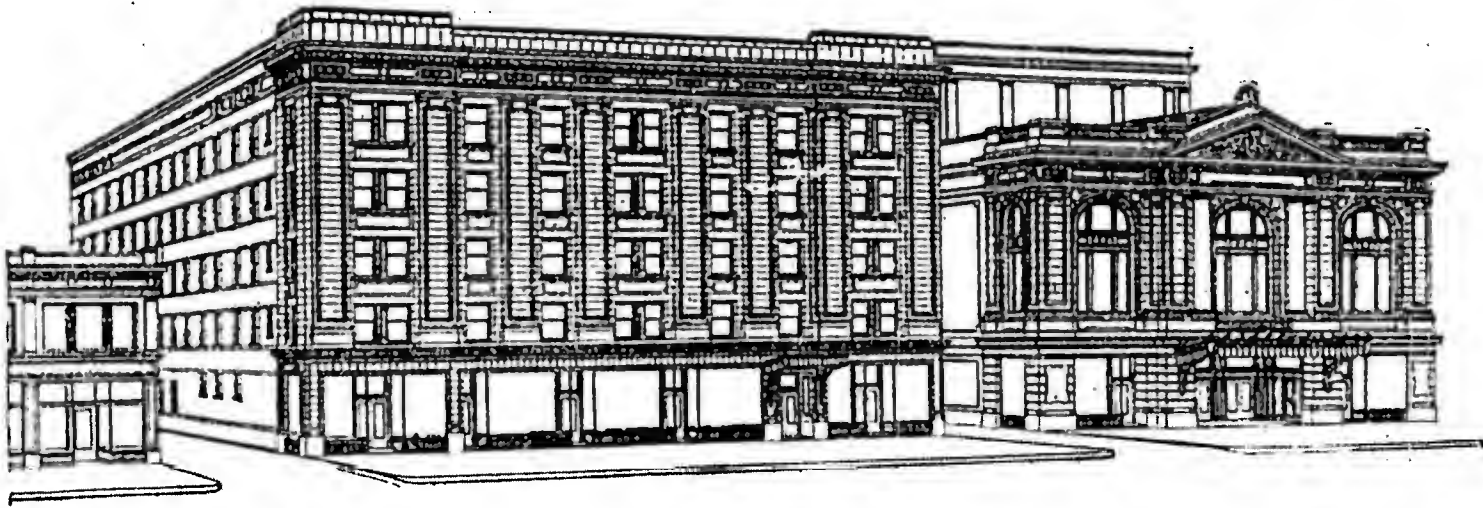
Cook County, Illinois

County and State

Name of multiple listing (if applicable)

Section number Additional DocumentationPage 2

Hotel and Theater Buildings for South Side.



An important building project is announced for Cottage Grove avenue, south of Sixty-third street, involving hotel and theater buildings of the estimated cost of \$650,000.

The buildings are to be erected for Thomas Gaynor and F. Nahser, after plans by Architects Zachary T. and Charles G. Davis. The hotel will front 108 feet, with a depth of 125 feet, will be five stories and basement high, and will cost \$300,000. There will be five stores on the ground floor, hotel lobby, library, and banquet hall.

The upper floors will contain 140 large bedrooms, with a bath for each. It will be of fireproof construction with an exterior finish of white glazed terra cotta.

The theater will, it is said, have the largest seating capacity of any outside the downtown district—2,200. It will have a frontage of 125 feet, with a depth of 150 feet, will be of fireproof construction throughout, and will cost \$250,000. The stage is to be forty feet deep. Contracts for the two buildings will be let at once, the purpose being to have them completed early next year.

Figure 1 – Construction Announcement, *Chicago Daily Tribune*, June 14, 1914

Image retrieved from: *ProQuest Historical Newspapers, Chicago Daily Tribune (1849-1988)*

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Strand Hotel

Name of Property

Cook County, Illinois

County and State

Name of multiple listing (if applicable)

Section number Additional DocumentationPage 3

TWELVE MINUTES BY ILLINOIS CENTRAL FROM THE LOOP

LAKE MICHIGAN

JACKSON PARK

WASHINGTON PARK

HYDE PARK

WOODLAWN

SOUTH SHORE

The figures on the above map indicate the locations of the Hotels listed below

Live a Day or a Week or a Year

Amidst Chicago's Parks and Bathing Beaches

In the quiet residential district that faces Lake Michigan and surrounds the University of Chicago and Jackson Park, you are away from the noise and bustle of the Loop, yet a ten to twelve minute ride carries you to the heart of the business, theater and shopping centers.

Here the famous Midway Plaisance, a mile stretch of greenery and boulevards, extends between two spacious playgrounds, Washington Park and Jackson Park.

These parks offer every facility for outdoor recreation, bathing, boating, golf, tennis and riding.

Summer is just one of the four seasons enjoyed in this charming district. You will find this a delightful locality in which to live all the year 'round.

You will find perfect hotel accommodations here, hotels that provide a homelike atmosphere of perfect and cordial hospitality. Transient guests enjoy all the advantages of the downtown hotels, at moderate prices. Rates and reservations are guaranteed.

Here home life may be enjoyed without its wearing details. Apartment suites with housekeeping facilities may be secured at reasonable rates. Ample garage services are available.

You will find rest, wholesome recreation, or varied social activity, whatever you choose. No more ideal location for a long or a brief stay can be found in Chicago.

For information as to reservations and rates, telephone or write to the hotels listed below.

The Hotels of HYDE PARK, WOODLAWN AND SOUTH SHORE invite you

5. Cooper-Carlton Hotel 1507 Hyde Park Blvd. Hyde Park 5600	13. Southmoor Hotel 6446 Stony Island Ave. Fairfax 1100
4. East End Park Hotel 1242 Hyde Park Blvd. Fairfax 6100	2. South Shore Hotel 1414 Hyde Park Blvd. Kenswood 3261
11. Hayes Hotel 6145 University Ave. Hyde Park 4400	14. South Shore View Hotel 1100 South Shore Drive South Shore 8100
3. Hyde Park Hotel 1111 Hyde Park Blvd. Hyde Park 6550	10. Strand Hotel 6133 Cottage Grove Ave. Midway 6550
1. Madison Park Hotel 1350 Hyde Park Blvd. Kenswood 4300	12. Wedgewood Hotel 6410 Woodlawn Ave. Fairfax 1200
9. Plaisance Hotel 1545 East 66th St. Dumbarton 4100	8. Windermere-East 1642 E. 56th St. Fairfax 6000
6. Sisson Hotel 1725 East 51st St. Fairfax 1000	7. Windermere-West 1614 E. 56th St. Fairfax 6000

Figure 2 – Advertisement, *Chicago Daily Tribune*, February 24, 1924

Image retrieved from: ProQuest Historical Newspapers, *Chicago Daily Tribune* (1849-1988)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Strand Hotel

Name of Property

Cook County, Illinois

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 4



Figure 3 – View from 63rd Street looking south on Cottage Grove Avenue, 1922

Image courtesy of: Chicago Daily News negatives collection, Chicago History Museum (#DN-0074018)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Strand Hotel

Name of Property

Cook County, Illinois

County and State

Name of multiple listing (if applicable)

Section number Additional DocumentationPage 5

LOBBY, HOTEL STRAND, 63ND ST. AND COTTAGE GROVE AVE., CHICAGO.

Figure 4 – Strand Hotel Lobby, undated postcard

Image courtesy of: chicagopc.info

(<http://chicagopc.info/Chicago%20postcards/hotels%20p-z/strand%20hotel%20lobby.jpg>)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Strand Hotel
Name of Property
Cook County, Illinois
County and State
Name of multiple listing (if applicable)

Section number Additional Documentation Page 6

Jazz Age Chicago -- Woodlawn Map during 1920s-1930s Page 1 of 1

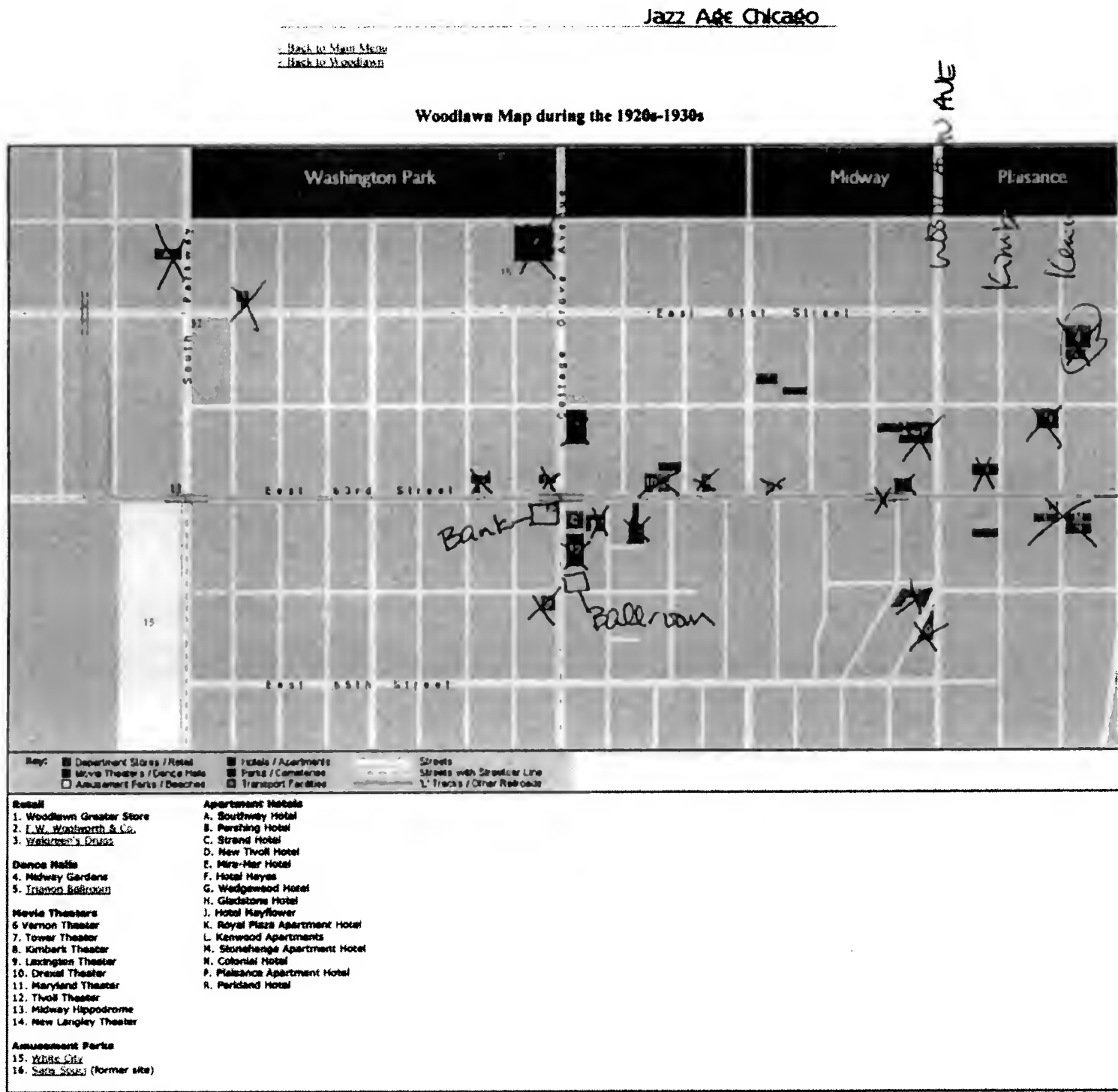
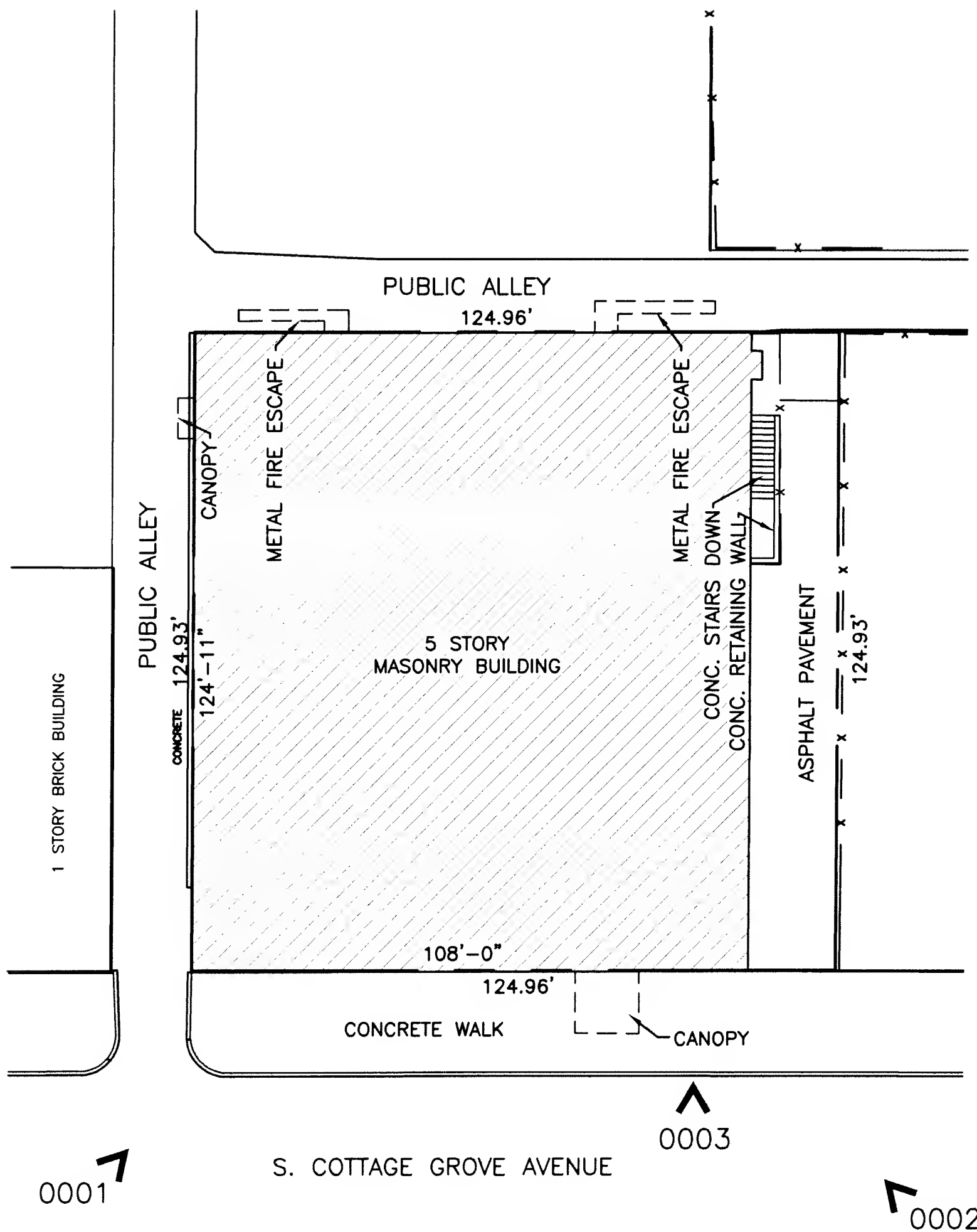


Figure 5 – “Map of Woodlawn during the 1920s-1930s” showing locations of residential hotels based on research of Sanborn Fire Insurance Company maps. Buildings that no longer exist have been marked with an X. Notations based on research and windshield survey of neighborhood conducted August 24, 2012.

Map by: Scott A. Newman, Jazz Age Chicago website (<http://chicago.urban-history.org>, retrieved: 18 October 2011)

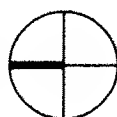
LEGEND
 ▲ PHOTO LOCATION
 #



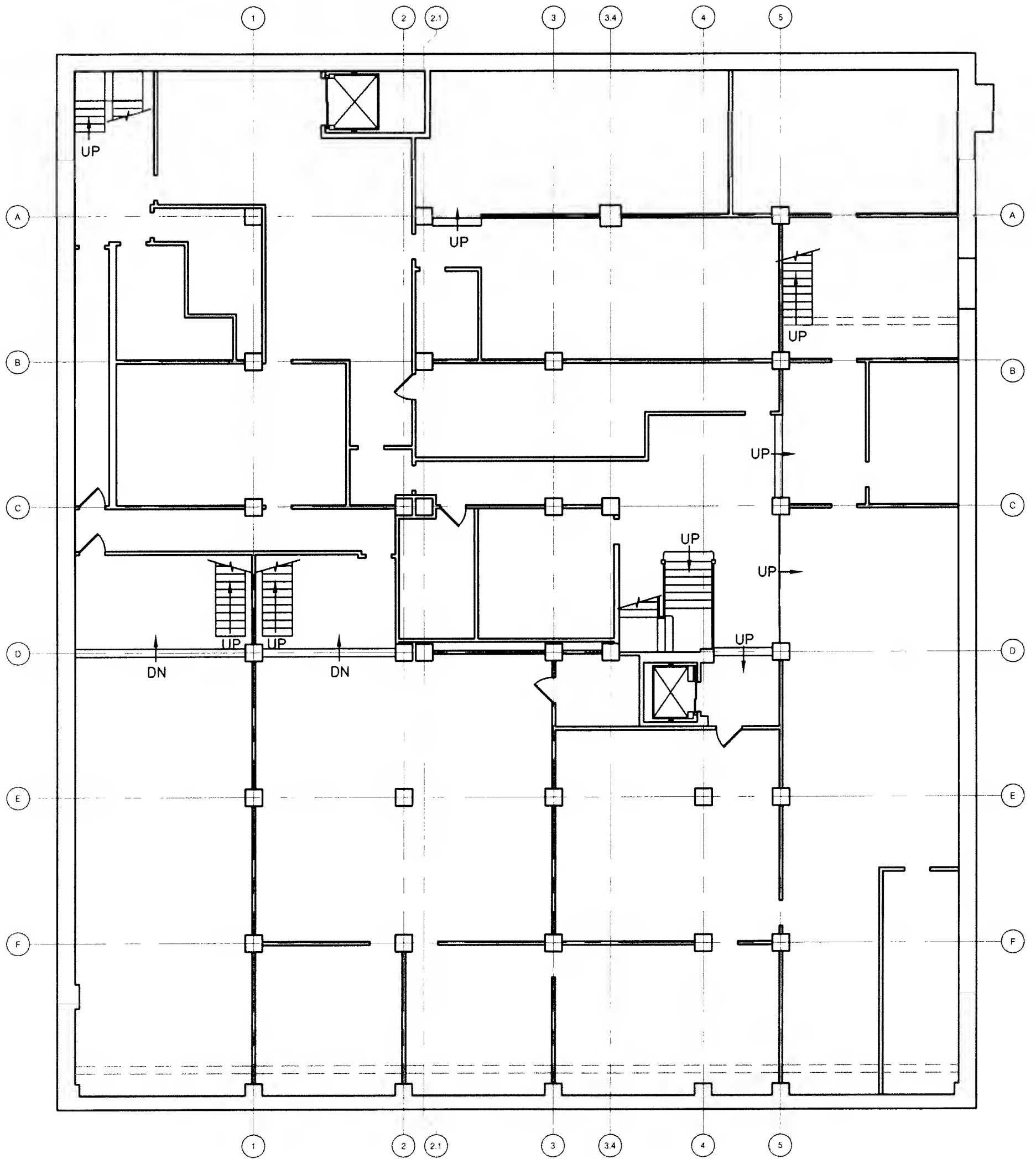
SITE PLAN

SCALE: 1" = 30'-0"

NORTH



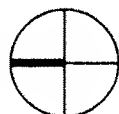
STRAND HOTEL
 NATIONAL REGISTER
 OF HISTORIC PLACES
 AUGUST 29, 2012



BASEMENT PLAN

SCALE: 1/16" = 1'-0"

NORTH

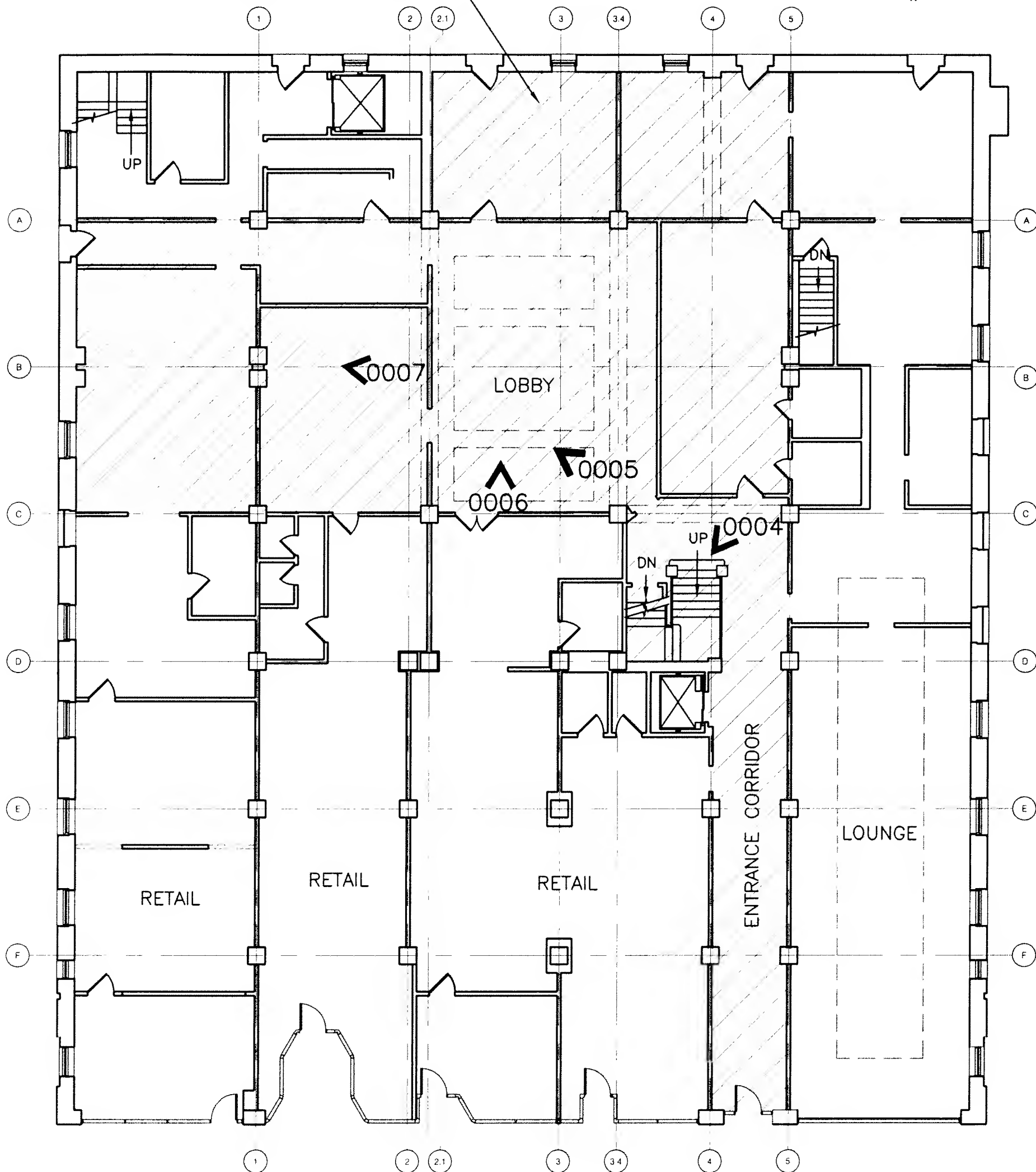


STRAND HOTEL
NATIONAL REGISTER
OF HISTORIC PLACES
AUGUST 29, 2012

LEGEND

▲ PHOTO
LOCATION

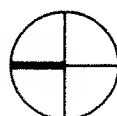
ESTIMATED AREA OF ORIGINAL
PUBLIC LOBBY AND CIRCULATION



GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

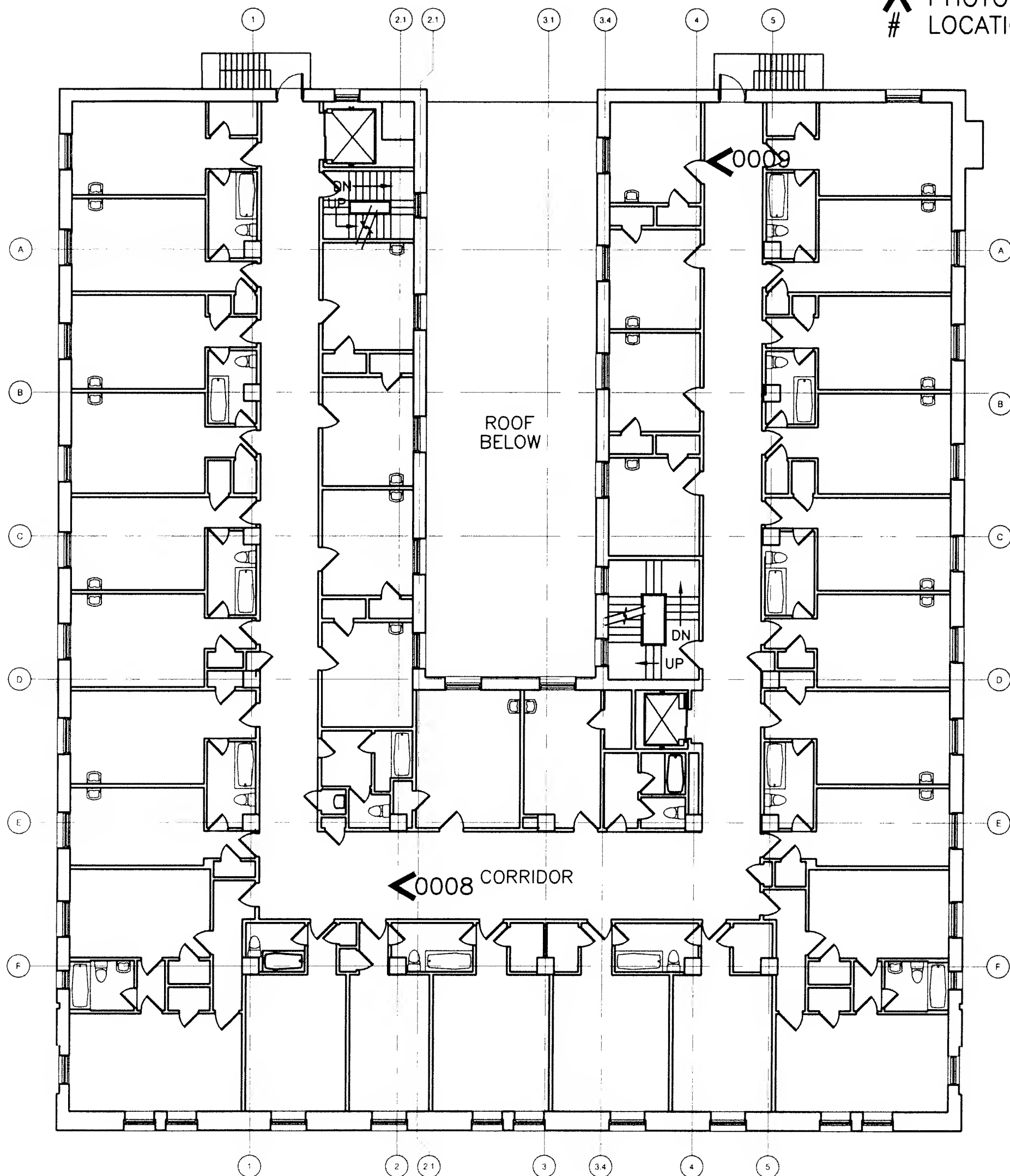
NORTH



STRAND HOTEL
NATIONAL REGISTER
OF HISTORIC PLACES
AUGUST 29, 2012

LEGEND

▲ PHOTO
LOCATION



TYPICAL UPPER FLOOR PLAN

SCALE: 1/16" = 1'-0"

NORTH



STRAND HOTEL
NATIONAL REGISTER
OF HISTORIC PLACES
AUGUST 29, 2012

IL_Cook County_Strand Hotel_0001.tif



IL_Cook County_Strand Hotel_0002.tif









